

WARRANTY DEED
(Maine Statutory Short Form)

028119

KNOW ALL MEN BY THESE PRESENTS, that WATERVILLE REALTY ASSOCIATES II, a Maine general partnership with a place of business in Portland, Maine, for consideration paid, GRANTS to GERALD L. VIGUE and BETHANY E. VIGUE both of Waterville, Maine, whose mailing address is 25 Johnson Heights, Waterville, Maine 04901, as Joint Tenants and not as Tenants in Common, with WARRANTY COVENANTS, the land in the City of Waterville, Maine, described as follows:

Premises sometimes known as 56-58 Silver Street, 9-11 Walnut Street, 17 & 15 1/2 College Avenue and 94 1/2 Front Place, Waterville, Maine, more particularly described on the Attached Schedule A.

Meaning and intending to convey and hereby conveying the same premises described in a deed from 823 Congress Street Associates to the Grantor herein dated April 17, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3136, Page 182.

Subject to current real estate taxes to the City of Waterville, which the Grantees by their acceptance of this deed, hereby assume and agree to pay.

IN WITNESS WHEREOF, the said Waterville Realty Associates II by its general partners has caused this instrument to be signed and sealed on October 20, 1988.

Smag. Samis
Witness

Charles A. Peew
Witness

Charles A. Peew
Witness

WATERVILLE REALTY ASSOCIATES II

By:

Blaine E. Davis II

its Partner

By:

Thomas R. Acker

its Partner

By:

James W. Bell

its Partner

SEAL

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State of Maine
Cumberland, ss.

Oct 10, 1988

Then personally appeared the above-named Blaine E. Davis II in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said partnership.

Before me,

Paul Knight

Notary Public/Attorney-at-Law
Name:

3317H.01
10.17.88

PAUL KNIGHT
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 4, 1992



PARCEL 1: Beginning at the westerly corner of land of Martin F. Bartlett, et als in the northeasterly line of a proposed extension of Walnut Street; thence northeasterly in the northwesterly line of said land of Bartlett et als one hundred thirty-two (132) feet; thence northwesterly at right angles and in a line parallel to said northeasterly line of said proposed extension of Walnut Street one hundred and twenty-eight (128) feet; thence southwesterly at right angles and in a line parallel with the northwesterly line of land of said Bartlett et als one hundred thirty-two (132) feet to the northwesterly line of said proposed extension of Walnut Street; thence southeasterly in the northeasterly line of said proposed extension of Walnut Street to the point of beginning.

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Also a right of way, in common with others, over said proposed extension of Walnut Street which is fifty feet (50) wide, from the westerly corner of land hereby conveyed to Walnut Street.

Meaning and intending to convey the same premises to Gerald L. Vigue and Bethany E. Vigue by Warranty Deed of the City of Waterville, dated July 28, 1975 and recorded in Kennebec County Registry of Deeds, Book 1835, Page 287.

PARCEL 2: Beginning at a stone monument in the southerly line of land formerly owned by Charles Pepper and now supposed to be owned by one George John; said line being the northerly line of land conveyed to Seraphin Lessard and Sarah Lessard by deed of George Chamberlain dated March 23, 1921 and recorded in Kennebec Registry of Deeds in Book 594, Page 266, which said monument and point of beginning is sixty-eight and five tenths (68.5) feet easterly, measured on said line from a monument in the easterly line of land owned by Ann M. Pulsifer previous to the year 1906 A.D.; thence running westerly sixty-eight and five tenths (68.5) feet to said monument in said easterly line of land owned by said Ann M. Pulsifer previous to 1906 A.D.; thence running southerly along the easterly line of said land owned by said Ann M. Pulsifer previous to 1906 A.D. the distance of twenty-five and three tenths (25.3) feet to a point one rod northerly from the northerly line of land formerly of the late Joseph Willette, now supposed to be of one Dennis, measuring in a line at right angles to said northerly line of said Willette or Dennis land; thence easterly in and along a line parallel with the said northerly line of said Willette or Dennis land, and one rod distant therefrom, seventy-seven and six tenths (77.6) feet to a stone monument in said parallel line aforesaid; thence northerly in a straight line thirty-five and five tenths (35.5) feet to the point of beginning. The above described parcel of land is 68.5 feet long on its northerly side, 25.3 feet on its westerly side, 77.6 feet long on its southerly side and 35.3 feet on its easterly side.

ALSO a right of way to be used by the said grantees, their heirs and assigns, in common with others over a strip of land one rod wide lying between the southerly line of land hereby conveyed and land now or formerly of Seraphin Lessard and Sarah Lessard on the one side, and the northerly line of said Willette or Dennis land and that of one Roy on the other side, from the westerly line of Front Street to the easterly line of land owned by said Ann M. Pulsifer previous to 1906 A.D.

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ALSO another certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at the northwesterly corner of land of Sara Lessard, it being also the northeasterly corner of land of Sarah Mathieu; thence in a southerly direction along the westerly line of land of Sara Lessard and the easterly line of land of Sarah Mathieu, thirty-five (35) feet to the southerly line of land of Sara Lessard and the northerly line of a passway; thence easterly along Sara Lessard's southerly line and the northerly line of passway twenty-five (25) feet; thence northerly at right angles in a line parallel with Sara Lessard's westerly line and Sarah Mathieu's easterly line about thirty-five (35) feet to Sara Lessard's northerly line; thence westerly along Sara Lessard's northerly line twenty-five (25) feet to point of beginning.

MEANING and intending to convey a strip of land twenty-five (25) feet in depth and the entire width of the lot from the westerly end of the lot or parcel of land conveyed to Seraphin Lessard and Sara Lessard by warranty deed of George Chamberlain date March 23, 1921 and recorded in the Kennebec County Registry of Deeds in Book 594, Page 266.

MEANING and intending to convey the same premises conveyed to Gerald L. Vigue and Bethany E. Vigue by Warranty Deed of Timothy Joler and Linda Joler, dated January 23, 1981 and recorded in Kennebec County Registry of Deeds in Book 2355, Page 219.

PARCEL 3: Westerly by College Avenue; northerly by the premises formerly of the Delta Kappa Epsilon Fraternity; easterly by land now or formerly of William B. Wing and land formerly of R.I. Lewis; and southerly by the former homestead premises of the late Arthur J. Alden. Excepting and reserving from the conveyance of this parcel of land, however, what rights and title therein were conveyed by J. P. Caffrey et als to Samuel McCausland et als by deed dated December 5, 1854 and recorded in the Kennebec Registry of Deeds, Book 196, Page 492. Said premises are the same described in warranty deed from Mary W. Caffrey to Ann M. Pulsifer dated February 26, 1874, and recorded in said Registry, Book 295, Page 525.

ALSO another lot or parcel of land, with the buildings thereon, situated in said Waterville, and being a strip of land one rod in width and extending from the easterly line of the above described parcel to Front Street. Said strip is bounded and described as follows, to wit:

Easterly by Front Street; southerly by land now or formerly of one Roy, and land formerly of Joseph Willette and now or formerly of Octave Denis; westerly by the first parcel of land hereby conveyed; and northerly by land conveyed by said Mora P. Thayer et als to George Chamberlain by deed dated January 15, 1921, and recorded in said Registry, Book 597, Page 5. The conveyance of this strip of land is made subject to the right of way over the same as described in said deed to George Chamberlain, and said right of way is excepted and reserved from this conveyance. This conveyance is subject to all the terms and conditions of an agreement made with one Peter Vigue with respect to the use of a sewer located on the above described strip of land as described in an instrument recorded in the Kennebec Registry of Deeds in Book 671, Page 74, to which reference may be had. Also excepting and reserving from this conveyance any other rights in or over said strip of land which may have been heretofore granted.

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Except for the above referred to agreement with Peter Vigue recorded in the Kennebec Registry of Deeds, Book 671, Page 74, the above described parcels are the same as described in a deed of Mora P. Thayer et als to Samuel Wein et al dated January 11, 1923 and recorded in said Registry, in Book 609, Page 410.

Being the same premises conveyed to Gerald L. Vigue by Quit Claim Deed of Theresa L. Vigue dated December 7, 1969 and recorded in Kennebec County Registry of Deeds, Book 1513, Page 387.

PARCEL 4: The property is located at 56 Silver Street in said Waterville and being the same premises conveyed to Louis L.P. Loubier et al by deed of Aurore Leblanc, dated September 10, 1965 and recorded in Kennebec Registry of Deeds, Book 1394, Page 183 to which reference is made for a more particular description.

Included in this conveyance are all rights of way as described in the aforesaid deed.

ALSO another certain lot or parcel of land situated in said Waterville and more particularly bounded and described as follows, to wit:

The property is located at 58 Silver Street, in said Waterville and being the same premises conveyed to Louis L.P. Loubier et al by deed of Luke Lacombe and Juliette Lacombe, date March 13, 1959 and recorded in said Registry in Book 1145, Page 321, to which reference is made for a more particular description.

Included in this conveyance are all rights of way as described in the aforesaid deed.

Meaning and intending to convey the same premises conveyed to Lloyd W. Emery and Yvette C. Emery by Warranty Deed of Donald and Ariene Toulouse dated November 12, 1974 and recorded in the Kennebec County Registry of Deeds in Book 1778, Page 203.

RECEIVED KENNEBEC SS.

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WITNESSES: *Harold R. [Signature]*
REGISTER OF DEEDS